

INFORMATION BULLETIN

IB-009

Eff: 08-18-2008 Rev: 01-24-2025

Standard CMU Block Wall Requirement

The purpose of this Information Bulletin (IB) is to assist owners and builders with erecting simple, standard freestanding concrete masonry unit (CMU) block walls of various heights, thicknesses, or footing configurations. This IB provides general requirements and specifications for the average condition and may not be suitable in all cases. Where the proposed wall construction is located on a site with a slope steeper than 10%, with adverse soil conditions (e.g., expansive soil, liquefaction, flood hazard, etc.), retains soil, or that deviates from this IB, a registered design professional licensed in the State of California should be consulted. For fence and/or garden walls constructed of wood, chain link, wrought iron, and other similar materials, please see Information Bulletin IB-041 Residential Fence and Garden Walls for additional information.

GENERAL ZONING CODE REQUIREMENTS

Wall heights shall not exceed the maximum heights set forth in Long Beach Municipal Code §21.43.020, Table 43.1. For zoning code purposes, wall height shall be measured from grade adjoining the wall on the public right-of-way side of the wall and/or from the average grade of both sides of the wall between two private properties. For lots that slope more than 5-feet from front to rear, please contact Planning staff at the Development Permit Center to help establish the wall height. A 6-foot corner cutoff may be required for walls adjacent to driveways and sidewalks that obstruct visibility.

GENERAL BUILDING CODE REQUIREMENTS

A building permit is required to construct CMU walls over 4-feet in height above grade. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls. All horizontal and vertical reinforcements shall maintain a minimum 3-inch clearance from the bottom and sides of the trench. Horizontal bond beam reinforcement is required to be located in the 2nd course from the top of the wall. Prefabricated joint reinforcement in each two top mortar joints consisting of two No. 9 gage galvanized wires with No. 9 gage steel welded cross wires spaced a maximum 16-inches off-center may be substituted for the horizontal bond beam reinforcement in the top of walls 6-feet, 6-inches or less in height. All wires shall be thoroughly embedded in the bed joint mortar and lapped a minimum of 12-inches. Units shall be staggered (common bond are not permitted) and may be partially grouted with grout confined to those cells that have horizontal and vertical reinforcing steel. *Refer to Figure 1.*

COMMON PROPERTY LINE

Where the wall construction is proposed on the common property line(s), a completed Form-013 Common Property Line Wall/Fence Agreement between the owners of each applicable adjoining property shall be signed, notarized, and submitted prior to permit issuance. Where the wall, footings, and other attachment or support are entirely located within the property, the Form-013 Common Property Line Wall/Fence Agreement is not required. A lot survey may be required to verify the proper location of the proposed fence.

REQUIRED INSPECTIONS

Foundation Insp.: When trench is ready for concrete and all steel reinforcements are tied in place.
 Pre-Grout Insp.: When top horizontal bar and all vertical bars are in place, **but not grouted!**
 Final Insp.: After wall is grouted and cap is installed.

Figure 1: Standard CMU Block Wall Detailing

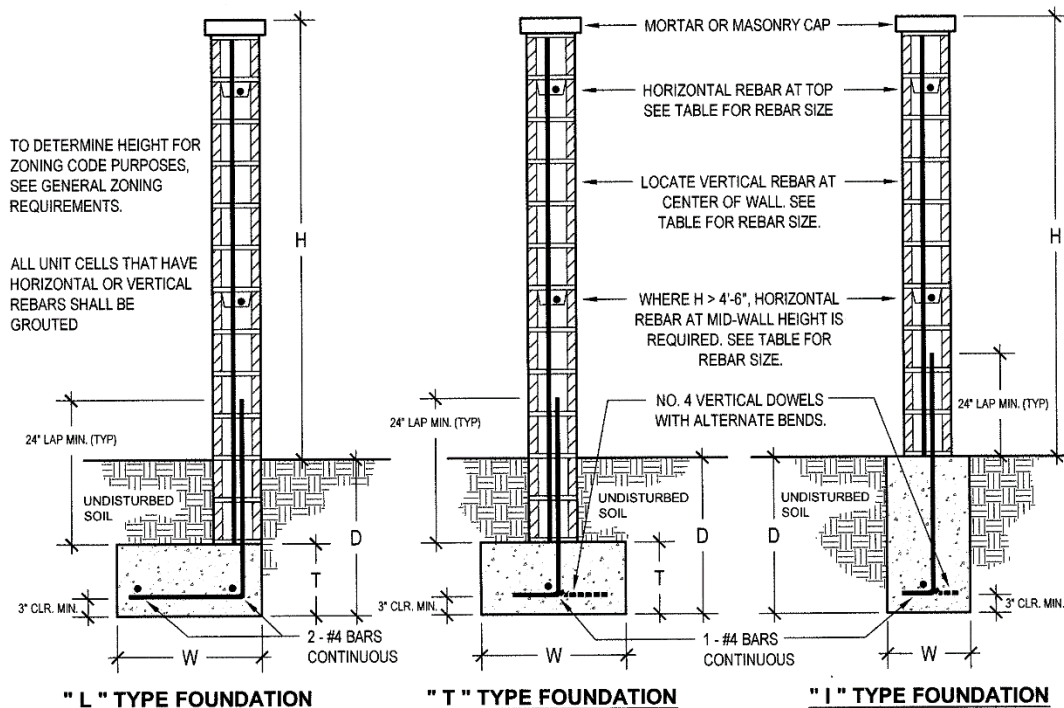


Table 1: Foundation Dimensions and Steel Reinforcement Size

WALL HT	" L " TYPE FOUNDATION			" T " TYPE FOUNDATION			" I " TYPE FOUNDATION		VERTICAL REBAR	HORIZONTAL REBAR
	W	D	T	W	D	T	W	D		
3' - 6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 Rebar @ 48" o.c.	#4 Rebar
4' - 6"	18"	18"	9"	18"	12"	6"	12"	26"	#4 Rebar @ 48" o.c.	#4 Rebar
5' - 6"	24"	24"	12"	22"	12"	6"	12"	30"	#4 Rebar @ 48" o.c.	#4 Rebar
6' - 6"	24"	24"	12"	26"	14"	9"	12"	36"	#4 Rebar @ 24" o.c.	#4 Rebar

SPECIFICATIONS

Concrete: Min. 2,500 psi strength in 28 days. Mix for concrete footing to be 1 part cement to 2-1/2 parts sand to 3-1/2 parts gravel with a max. of 7-1/2 gallons of water per sack of cement.

Block: Grade "N" ASTM C 90-14. Nominal width of units shall be a min. 6".

Reinforcement: Deformed steel bar conforming to ASTM A-615 Grade 40 or Grade 60.

Mortar (Type "S"): Mix to be 1 part cement to 1/2 part lime to 3 parts damp loose sand.

Grout: Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



FORM-013

Common Property Line Wall/Fence Agreement

PROJECT ADDRESS / PARCEL # (NOT MAILING ADDRESS)				BFEN	
APPLICANT LAST NAME, FIRST NAME, MI					
APPLICANT MAILING ADDRESS			EMAIL ADDRESS		
CITY	STATE	ZIP	PHONE	CELL	

This Common Property Line Wall/Fence Agreement (herein referred to as the "Agreement"), signed by the Applicant (property owner responsible for obtaining a Building Permit) and affected property owner(s) (herein referred to collectively as the "Parties"), gives permission to and with said Applicant to construct a wall/fence, without restriction, and share the responsibility of maintenance of the common property wall/fence, which includes but is not limited to structural maintenance, repair, and rebuilding.

The Parties agree for themselves and for their respective assigns and successors in interest, that the wall/fence being constructed between our respective properties, as indicated on the attached Fence or Curb Cut Diagram or plot plan/drawing, is being constructed on or near the property line dividing our properties, or where it is believed to be located, since no official survey has been made by a Licensed Professional Surveyor or Civil Engineer. To permit the construction of a common property line wall/fence without a valid survey issued by a Licensed Professional Surveyor or Civil Engineer, the City of Long Beach requires the consent of all affected property owner(s).

The Parties agree that all construction work shall be done in accordance with the Long Beach Municipal Code, all other applicable Code provisions and shall be consistent with the approved plans on which a Building Permit will be or has been issued by the City.

The Parties authorize each other necessary and reasonable access to the wall/fence on each other's property for construction and maintenance purposes; and will, in the future, grant the other signatories to this Agreement, or their respective assigns or successors in interest, access to my/our property(ies) if required to maintain the proposed wall/fence and land beneath the wall/fence along our common property line(s). **The Parties understand that by signing this Agreement a wall/fence may be placed on or near my/our property line(s) without a formal property line survey prepared by a Licensed Professional Surveyor or Civil Engineer.** Further, this Agreement does not constitute a Line Certification and placement of a common wall/fence is not implied as a legal property line. **Any questions regarding property line(s) and their location(s) should be addressed by a Licensed Professional Surveyor or Civil Engineer.**

By signing this Agreement, the Parties, for themselves and for their respective successors in interest, agree to hold the City of Long Beach and its elected officials and appointed officials, agents, and employees harmless from liability for damage or claims for personal injuries, including death, and claims for property damage or loss which may arise from the direct or indirect construction, use, placement or maintenance of the common property line wall/fence

PROJECT ADDRESS (NOT MAILING ADDRESS)	BFEN
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which is the subject of this Agreement or the Building Permit issued and associated with this Agreement. The Parties to this Agreement agree to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by or alleged to have been caused by reason of the issuance of the Building Permit described herein, the construction, placement or maintenance of the subject wall/fence, or any dispute amongst or between any of the Parties as to the placement of the subject wall/fence or the location of the true property line separating the properties. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, because of the construction, maintenance or location of the common property line wall/fence that is the subject of this Agreement.

This Common Property Line Wall/Fence Agreement is entered into to construct a wall/fence on or over what is believed to be the common property line(s) of the properties located and described below and shall run with all of the below described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by mutual agreement of the common property owners of said wall/fence that this Agreement is no longer required.

(PRINT NAME IN FULL)

(ADDRESS NO. 1 / PARCEL #)

(OWNER OF ADDRESS NO. 1)

(Signature of Property Owner 1) (Date)

(PRINT NAME IN FULL)

(ADDRESS NO. 2 / PARCEL #)

(OWNER OF ADDRESS NO. 2)

(Signature of Property Owner 2) (Date)

(PRINT NAME IN FULL)

(ADDRESS NO. 3 / PARCEL #)

(OWNER OF ADDRESS NO. 3)

(Signature of Property Owner 3) (Date)

(PRINT NAME IN FULL)

(ADDRESS NO. 4 / PARCEL #)

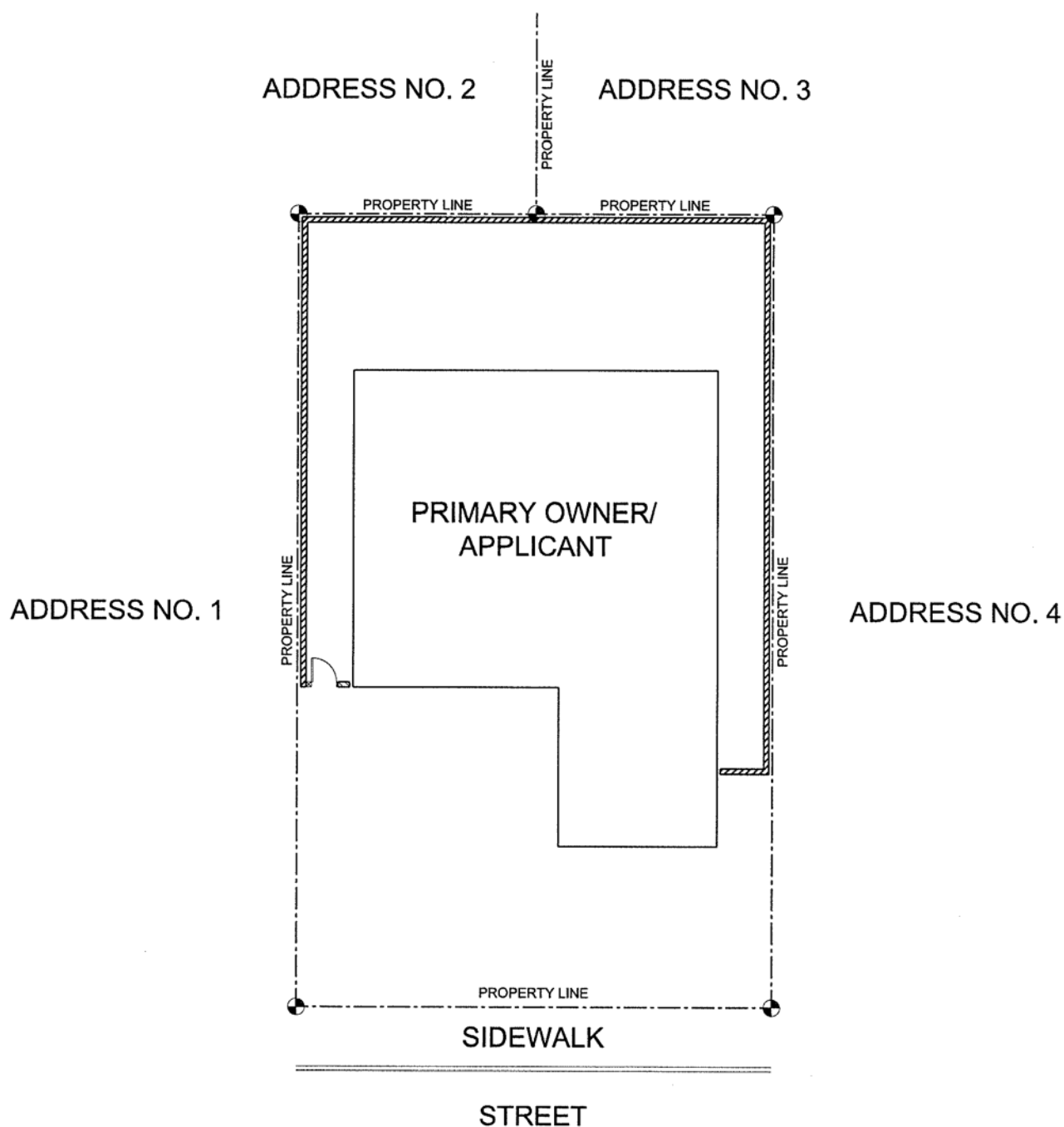
(OWNER OF ADDRESS NO. 4)

(Signature of Property Owner 4) (Date)

I, the undersigned, hereby state that the information set forth in this Agreement is true and correct. I further understand that the Building Official has the authority to suspend or revoke the related permit should the permit be issued in error or on the basis of incorrect, inaccurate or incomplete information supplied, or in violation of any provision of Long Beach Municipal Code Title 18 or other ordinances of the City of laws and statutes of the State. (LBMC 18.04.060.D)

(Signature of Primary Applicant) (Date)

Notary acknowledgements for each signature must be attached to this document
IMPORTANT – PLEASE MAINTAIN A COPY OF THIS AGREEMENT FOR YOUR RECORDS.

SAMPLE FENCE OR CURB CUT DIAGRAM OR PLOT PLAN

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.